

**LEON COUNTY  
OFFICE OF GROWTH AND ENVIRONMENTAL MANAGEMENT  
DEVELOPMENT REVIEW COMMITTEE REPORT**

**STAFF RECOMMENDATION:** APPROVAL WITH CONDITIONS

**PROJECT NAME:** Southland – Tower Road Warehouses Phase 2 (LSP040011)

**APPLICANT:** Rudy Rowe  
4098 N. Monroe St.  
Tallahassee, FL 32303  
850-562-2878

**AGENT:** Barkley Consulting Engineers, Inc.  
2804 Remington Green Circle  
Suite 1  
Tallahassee, FL 32303  
850-297-0440

**SUMMARY OF THE APPLICATION:**

The applicant is proposing to construct a 6,000 square foot office building for minor retail and office activities for Phase 2 of a warehouse development. Phase 1 is located in the Light Industrial (M-1) zoning district, while Phase 2 is located in the Lake Protection (LP) zoning district. Phase 1, which included the development of 18,000 square feet of warehouses, was approved on March 24, 2003. A minor modification to Phase 1 was also approved on May 4, 2004. Office uses are allowed as special exception uses in the Lake Protection zoning district. Section 10-952 of the Leon County Land Development Regulations requires that the Leon County Board of County Commissioners must approve all special exception uses.

**Utility Service Plan:** Electricity, water and sewer will be provided by Talquin Electric.

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**DATE OF DRC MEETING:** May 19, 2004

**DATE OF PRE-APP:** July 3, 2002

**DATE OF TECHNICAL  
STAFF REVIEW:** March 10, 2004

**STAFF PLANNER:** Ryan Culpepper, Planner II

**TAX ID#:** 24-31-20-432-000-0

**PARCEL SIZE:** 3.8 acres +/- total site (1.22 acres +/- in Phase 2)

**LOCATION:** On the southwest corner of the intersection of Capital Circle NW  
and Tower Road

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ROADWAY ACCESS: Tower Road (Minor Collector) - Access will be shared by the previously approved driveway connection to Tower Road located in Phase 1.

ZONING DISTRICT: Lake Protection (LP)  
FUTURE LAND USE: Lake Protection (LP)

INSIDE/OUTSIDE  
URBAN SERVICES AREA: Inside

ZONING PATTERN: North: Lake Protection (LP)/Commercial Parkway (CP)  
South: Lake Protection (LP)/Light Industrial (M-1)  
East: Lake Protection (LP)  
West: Light Industrial (M-1)

ADJOINING EXISTING  
LAND USES: North: Vacant  
South: Warehouse  
East: Vacant  
West: Fire-station

PERMITTED USE  
VERIFICATION: VC010081-R

**Site Plan and Subdivision Review Criteria:** In deciding whether to approve, approve with conditions, or deny a site plan, the Development Review Committee shall determine, pursuant to Section 10-1482, Type "C" Review:

- (a) Whether the design standards and requirements set forth in the subdivision regulations have been met;
- (b) Whether the applicable criteria of the Environmental Management Act have been met;
- (c) Whether the standards and requirements of the zoning code have been met; and
- (d) Whether the requirements of other applicable regulations or ordinances which impose specific requirements on the proposed development have been met.

**Office of Growth and Environmental Management Staff Findings:** The staff is generally responsible for reviewing site plan application to ensure that the application meets the applicable requirements set forth in the Zoning, Site Plan, and Subdivision Regulations (Section 10 of the Leon County Code of Laws).

Pursuant to the review criteria identified in Section 10-1479.1, Type "C" Review, the Office of Growth and Environmental Management findings are as follows:

Concurrency (Section 10-140):

On April 4, 2003, Concurrency Management issued a Final Certificate of Concurrency on this development. See Brian Waterman of Concurrency Management at 488-9300.

Zoning District Issues (Section 10-1231):

This phase of the development is located within the Lake Protection zoning district. It is inside the Urban Service Area. Minor retail and office uses are allowed only as special exception uses and must be approved by the Board of County Commissioners as noted in Chapter 10, Section 10-954.

*Finding: The proposed development is consistent with this section.*

Commercial Site Location Standards (Section 10-922):

Proposed site plans in the Lake Protection zoning district must meet the commercial site location standards. The intersection requirement and design criteria set forth in Section 10-922 (b)(1), must be met.

Landscaping and Buffer Zone Standards (Section 10-256 - 10-260, 10-923):

A Type "B" buffer will be required along the southern property boundary within the Phase 2 portion. A 20-foot landscape strip will be required along the portion of the property adjacent to Capital Circle NW.

*Finding: The applicant must provide the 20' landscape strip and the Type "B" buffer on the site plan as noted above.*

Conservation/preservation Area (Section 10-953, 973, 974):

The Natural Features Inventory (NFI) was completed and approved by the Environmental Compliance Division on June 24, 2002. On April 20, 2004, Environmental Compliance approved the Environmental Impact Analysis (EIA) with conditions. The conditions of the EIA will be addressed at the time of submittal for the Environmental Management Permit.

Parking and Loading Requirements (Division 7, Section 10-1028):

Parking space requirements for offices are one parking space per 300-sq. ft. of office and one parking space per 250-sq. ft. of retail uses. One (1) handicap accessible space is required for each 25 regular parking spaces. Bicycle spaces are 0.10 per regular parking spaces. Based on the square footage of the proposed office building for Phase 2, twenty (20)-parking spaces would be required and one (1) handicap parking space would be required. Two bicycle parking spaces will be required. The applicant may provide compact car parking spaces up to 50% of the required regular parking spaces.

3. The site and development plan application shall be revised to remove labeling indicating that the area that is the subject of this application will allow "Commercial Warehouse" land use.
4. The site and development plan application shall be revised to illustrate the provision of sidewalks along at least one side of Tower Road (to connect to existing sidewalk facilities) and adjacent the Capital Circle right-of-way. This requirement may be further modified to meet the specifications or requirements of the Department of Public Works.

**Responses to Notification:**

85 notices mailed  
0 responses returned  
0 returned as undeliverable

**Attachments:**

Attachment #1: May 11, 2004), memorandum from Michael Lindert, Aquifer Protection Section  
Attachment #2: May 18, 2004, memorandum from Wayne Tedder, Planning Department  
Attachment #3: May 18, 2004, memorandum from Nawfal Ezzagghi, Senior Environmental Engineer

# Aquifer Protection Site Review Clearance Form

City of Tallahassee  
Your Own Utilities

Attachment # 3

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## Site Information Site Name: SOUTHLAND-TOWER ROAD WAREHOUSES

Team: LC-RYAN CULPEPPER

Location: CAPITAL CIR NW

Tax ID: 24-31-20-432-0000

Status: TYPE C SITE PLAN/DRC

Agenda Date: 05/19/2004

Date of Site Visit: Monday, May 10, 2004

Inspected by: Michael Lindert

**Important:** It is the permittee's responsibility to provide the documentation indicated in the checked sections below. Aquifer Protection Clearance will be issued only after the required documentation is provided to: Koren Taylor, P.G., Aquifer Protection Section, 3805 Springhill Road, Tallahassee, FL, 32305-6502; Phone (850)891-1200; Fax (850)891-1062. If additional wells, borings, or Regulated Substances not described below are discovered by the permittee during site clearing or other permitted activities, the permittee shall comply with the appropriate provisions in Leon County Land Development Code Article XIV and shall notify the Aquifer Protection Section of actions taken to comply with these provisions.

### Aquifer Protection Items Found on Site And Action Required:

☒ Unused Well(s) Number Of Wells: 2

**NWFWMD (539-5999) OWNS TWO MONITOR WELLS IDENTIFIED ON MAP (AAA6661 AND AAA0283). PROTECT THESE DURING CONSTRUCTION ACTIVITIES OR CONTACT THEM TO ABANDON IF WELLS GOING TO BE IMPACTED.**

*The unused well(s) must be properly abandoned by a licensed well contractor following Northwest Florida Water Management District guidelines ((850)539-5999). The NWFWMD inspection report will be required as proof of proper abandonment. [Authority -- Leon County Code Section 10-1957(a)(1) and Chapter 40A-3.531(1), (2)(b), (4), and (5), Florida Administrative Code.]*

☐ Geotechnical Borings

*The geotechnical borings must be properly abandoned. Borings less than 25 feet deep may be back-filled with the original or other clean soil. Borings deeper than 25 feet shall be grouted with neat cement from bottom to top. A signed statement from the geotechnical consultant that the borings have been properly abandoned will be considered adequate proof of action completion. [Authority -- Leon County Code Section 10-1957(b)]*

☐ Regulated Substances/Waste

*The on-site waste described above must be disposed of properly. On-site waste which could present a hazard to water resources if improperly handled (including solvents, paints, pesticides, waste oil, batteries, fluorescent lights or other mercury containing devices, etc.) must be removed from the site by either a Department of Environmental Protection-approved hazardous waste transporter, recycler, or in many cases may be transported by the permittee to the Leon County Hazardous Waste Center, located at the Leon County Landfill. If the Hazardous Waste Center is used, they must be contacted for approval and delivery scheduling (922-0400) prior to the contractor removing the waste from the site. Regardless of the approved method of disposal chosen the permittee must obtain receipts documenting the proper disposal of the waste. Copies of waste receipts will be required as proof that action was properly completed. [Authority -- Leon County Code Section 10-1959.]*

☒ Other:

No Aquifer Protection issues were observed and Aquifer Protection Clearance has been granted.

### Aquifer Protection Clearance

*This Clearance form will be signed by a member of the Aquifer Protection Section when all actions identified above have been completed. The final environmental inspection will not be conducted and the permit will not be issued until the Aquifer Protection Clearance is completed.*

Aquifer Protection Clearance: Michael Lindert

Date: 05/11/2004

Attachment # 1  
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**TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT  
MEMORANDUM**

**TO:** Development Review Committee Members  
**FROM:** Wayne Tedder, AICP, Director  
**DATE:** May 18, 2004  
**SUBJECT:** DRC Meeting of May 19, 2004  
Tower Road Warehouses, Phase 2 - Type "C"

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**Project:** Tower Road Warehouses, Phase 2 - Type "C"  
**Applicant:** Rudy Rowe, RRR Asset Management, LLC  
**Agent:** Barkley Consulting Engineers, Inc.  
**Parcel I. D.:** 24-31-20-432-000-0  
**Future Land Use Map Designation:** Lake Protection (LP)  
**Zoning District:** Lake Protection (LP)

**Planning Department Findings:**

1. The proposed site and development plan appears to be consistent with the *Tallahassee-Leon County Comprehensive Plan*, except as noted in Findings #2 and #3.
2. Sheets C-2, C-3, and L-1 have the following labeling for the area that is the subject of this application: "Land Use: Commercial Office." This land use description is inconsistent with the description of the proposed use specified in the application and inconsistent the land uses allowed in areas designated Lake Protection on the Future Land Use Map of the *Tallahassee-Leon County Comprehensive Plan*.
3. The proposed site and development plan omits provisions for sidewalk access. To facilitate pedestrian mobility, sidewalks shall be provided along adjacent street frontage pursuant to Policy 1.6.6 of the Transportation Element of the *Tallahassee-Leon County Comprehensive Plan*:

**Policy 1.6.6:**

The City of Tallahassee and Leon County will adopt and maintain ordinances providing for safe and convenient on-site traffic flow, considering motorized and non-motorized vehicle parking. During the site plan review process, parking lot design, provision of sidewalks and bikeways facilities and provisions for mass transit vehicles will be evaluated, and included within developments based on need and consistent with provisions in local ordinances.

**Planning Department Recommendation:**

Based upon the findings provided above, the Planning Department recommends that this application be approved, subject to the following conditions:

1. The site and development plan application shall be revised to remove labeling indicating that the area that is the subject of this application will allow "Commercial Warehouse" land use.
2. The site and development plan application shall be revised to illustrate the provision of sidewalks along at least one side of Tower Road (to connect to existing sidewalk facilities) and adjacent the Capital Circle right-of-way. This requirement may be further modified to meet the specifications or requirements of the Department of Public Works.

Leon County, Department of Growth & Environmental Management

## MEMORANDUM

TO: Ryan Culpepper, Land Use Planner II

FROM: Nawfal R. Ezzagaghi, P.E., Senior Environmental Engineer

CC: David McDevitt, Clay Carithers

DATE: May 18, 2004

RE: **Tower Road Warehouse, Phase 2**  
**Recommendations to DRC Regarding Final Approval of Type C Site & Development Plan**  
**Parcel ID: 24-31-20-432-000 0**

The applicant for the referenced project is seeking final DRC approval of the 8-sheet site and development plan set entitled "Type 'C' Development Review Tower Road Warehouse, Phase 2"

Environmental Compliance staff has completed their review of information and plans submitted for the referenced project. We received the applicant's response to our April 19<sup>th</sup>, 2004 request for additional information (RAI) concerning the project's Environmental Impact Analysis. Based on our review of this response and previous information submitted by the applicant, we recommend approval of the Type C site and development plan with the following conditions:

1. **The Environmental Management Permit application for Phase-2 will need to address the following matters, in addition to information typically required:**
  - a. Provide a survey location of the unauthorized land clearing within the natural area situated in Phase-2.
  - b. Provide a mitigation plan for the impacted natural area.
  - c. Provide a separate debit/credit calculations for impacts to trees cleared in the natural areas. It should be noted that credits will be generated by planting new trees in the disturbed natural area (to be shown on the landscape plans). These credits can only offset the debits generated by unauthorized tree removal.
  - d. An approved Drainage Connection Permit from FDOT or a letter of exemption (for the stormwater system connection into FDOT's Capital Circle right-of-way) shall be provided.
2. **A conservation easement must be recorded (with Leon County as grantee) that encumbers the area on the subject lot designated as "Natural Area / Conservation Easement" on Sheet C-2 & C-3 of the plan set. This conservation easement must be accepted by the board and recorded prior to issuance of any certificate of occupancy.**

The DRC should understand that our recommended approval with conditions is based on the revised Type C site plan set submitted to the County on May 05<sup>th</sup>, 2004.

Should you have any questions or need additional information, please contact me.